

1 SITE PLAN
SCALE: 1" = 80'-0"
NORTH

PARKING TABLE

EXISTING MCKINNEY PUBLIC SAFETY BUILDING PARKING:
OFFICE (BUSINESS PROFESSIONAL/RESEARCH) 1,400 SF;
83,643 SF/400 = 209 SPACES

REQUIRED: 209 SPACES
(7 HC REQUIRED, 1 VAN)

PROVIDED: 72 PUBLIC SPACES
(6 HC, 4 VAN)
329 STAFF SPACES
(7 HC, 4 VAN)

TOTAL PROVIDED: 401 SPACES
(13 HC, 8 VAN)

PROPOSED MCKINNEY SUPPORT BUILDING PARKING:
OFFICE 1,400 SF; 11,076 SF/400 = 28 SPACES
WAREHOUSE 14,000 SF; 16,600 SF/4000 = 4 SPACES

REQUIRED: 32 SPACES
(2 HC REQUIRED, 1 VAN)

PROVIDED: 6 PUBLIC SPACES
(2 HC, 1 VAN)
29 STAFF SPACES
(1 HC, VAN)
35 SPACES
(3 HC, 2 VAN)

TOTAL PROVIDED: 436 SPACES
(15 HC, 10 VAN)

ALTERNATE #2, PROPOSED MCKINNEY SUPPORT BUILDING PARKING:

PROVIDED: 6 PUBLIC SPACES
(2 HC, 1 VAN)
78 STAFF SPACES
(1 HC, VAN)
84 SPACES
(3 HC, 2 VAN)

TOTAL PROVIDED: 84 SPACES
(3 HC, 2 VAN)

PHASE 2 FUTURE WAREHOUSE EXPANSION:
WAREHOUSE 14,000 SF; 1,146 SF/4000 = 1 SPACE
REQUIRED: 1 SPACE
(0 HC, VAN)

REF. SHEET A021 FOR PARKING CALCULATIONS

SITE TABLE

PHYSICAL ADDRESS: LOT 1, BLOCK 1A
2200 TAYLOR-BURK DR
MCKINNEY, TX 75071

ZONING CURRENT USE: PD (BY ORDINANCE 2004-08-082)
PROPOSED USE: OFFICE/WAREHOUSE BUILDING

BUILDING HEIGHTS DATA:
EXISTING MCKINNEY PUBLIC SAFETY BUILDING:
ROOF RIDGE HEIGHT: 52'-0" AFF
CUPOLA HEIGHT: 64'-0" AFF = 14'-0" MAST

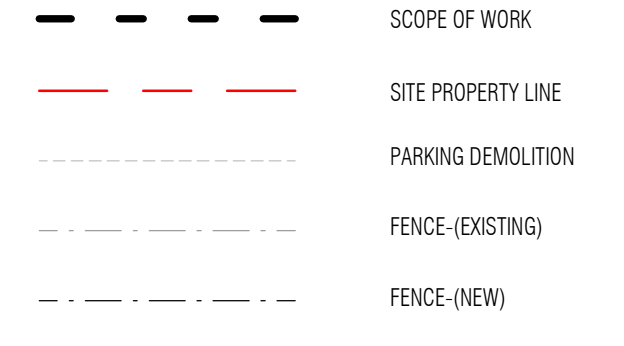
PROPOSED MCKINNEY SUPPORT BUILDING:
TOP OF PARAPET PEAK HEIGHT: 19'-4" AFF
TOP OF PARAPET LOWER HEIGHT: 17'-4" AFF

BUILDING AREAS DATA:
EXISTING MCKINNEY PUBLIC SAFETY BUILDING:
EXISTING LEVEL 1: 56,807 SF
EXISTING LEVEL 2: 26,836 SF
TOTAL EXISTING BUILDING: 86,643 SF

PROPOSED MCKINNEY SUPPORT BUILDING:
OFFICE USE: 11,076 SF
WAREHOUSE USE: 16,600 SF
TOTAL BUILDING AREA: 27,676 SF (1 STORY)

PHASE 2-FUTURE EVIDENCE EXPANSION
WAREHOUSE USE: 1,146 SF

SITE LINE TYPE



GENERAL NOTES:

- REF. CIVIL DRAWINGS FOR:**
- TREE PROTECTION
 - PLANTING & IRRIGATION
 - FURTHER INFORMATION INCLUDING GRADING & DRAINAGE AT NOTED AREAS
 - FLATWORK FINISHES
 - PAVEMENT SLEEVES
- REF. CIVIL DRAWINGS FOR:**
- EROSION CONTROL
 - HORIZONTAL CONTROL
 - PAVING SECTIONS & SUBGRADE PREPARATION
 - GRADING & DRAINAGE
 - UTILITIES & 0FF-SITE SCOPE OF WORK

STANDARD NOTATIONS: SECTION 146-45(3)(A)(18)

1. SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH INCLUDING METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.

2. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

3. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

SITE COVERAGE TABLE

GROSS SITE AREA: 16.595 GROSS ACRES, (722,878 SF/149.36 AC.)
PROPOSED NET/DISTURBED SITE AREA: 16.378 NET ACRES, (697,045.8 SF)
1.41 NET ACRES (61,319 SF/12.67 AC.)

IMPERVIOUS COVERAGE RATIOS:

EXISTING MCKINNEY BUILDING:
697,045.8 NET SF
-83,643 BUILDING SF
-268,340 PAVING SF
=344,862 SF PERVIOUS
EXISTING MCKINNEY BUILDING
49% PERVIOUS (344,862/697,045.8)

PROPOSED SUPPORT BUILDING:
697,045.8 NET SF
-27,676 BUILDING SF
-268,340 PAVING SF
400,829 SF PERVIOUS
57% PERVIOUS (400,829/697,045.8)

PROPOSED SUPPORT BUILDING (ALTERNATE #2):
697,045.8 NET SF
-27,676 BUILDING SF
-268,340 PAVING SF
400,829 SF PERVIOUS
57% PERVIOUS (400,829/697,045.8)

TOTAL BUILDING LOT COVERAGE:
697,045.8 NET SF
-83,643 EXISTING BLDG SF
-27,676 PROPOSED SUPPORT BLDG SF
-268,340 PAVING SF
317,186.8 SF PERVIOUS
45% PERVIOUS (317,186.8 SF/697,045.8)

TOTAL BUILDING LOT COVERAGE PHASE 2:
317,186.8 SF PERVIOUS
-1,146 SF
=316,040 SF PERVIOUS
45% PERVIOUS (316,040 SF/697,045.8)

TOTAL BUILDING LOT COVERAGE:
45% PERVIOUS (317,186.8 SF/697,045.8)
43% PERVIOUS (299,616 SF/697,045.8) (ALTERNATE #2)

EXISTING MCKINNEY SUPPORT BUILDING COVERAGE:
83,643 SF / 697,045.8 X 100% = 12%
PROPOSED SUPPORT BUILDING COVERAGE:
27,676 SF / 697,045.8 X 100% = 4%
TOTAL EXISTING & PROPOSED BUILDING COVERAGE:
83,643 SF + 27,676 / 697,045.8 X 100% = 16%

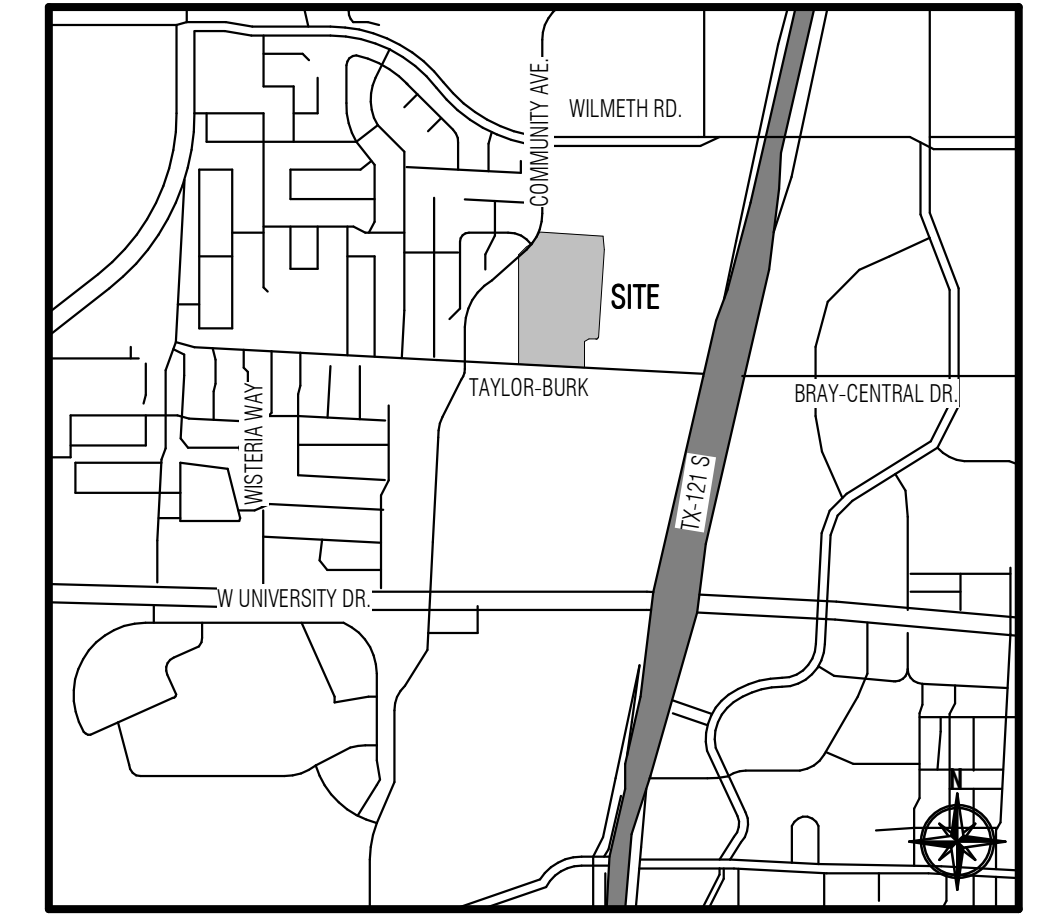
TOTAL LOT COVERAGE PERCENTAGE:
379,684 SF / 697,045.8 SF X 100% = 55%

PHASE 2
TOTAL LOT COVERAGE PERCENTAGE:
380,830 SF / 697,045.8 SF X 100% = 55%

OWNER:
CITY OF MCKINNEY
PATRICIA JACKSON
FACILITIES CONSTRUCTION MANAGER
222 N. TENNESSEE STREET
MCKINNEY, TX 75069
972-547-7439

APPLICANT:
BRINKLEY SARGENT WIGNTON ARCHITECTS
5000 QUORUM DRIVE, SUITE 600
DALLAS, TX 75254
972-960-9970

SURVEYOR:
PACHECO KOCH
CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231
972-235-3031



VICINITY MAP

MCKINNEY SUPPORT BUILDING

XXXX COMMUNITY AVE., MCKINNEY, TEXAS 75071

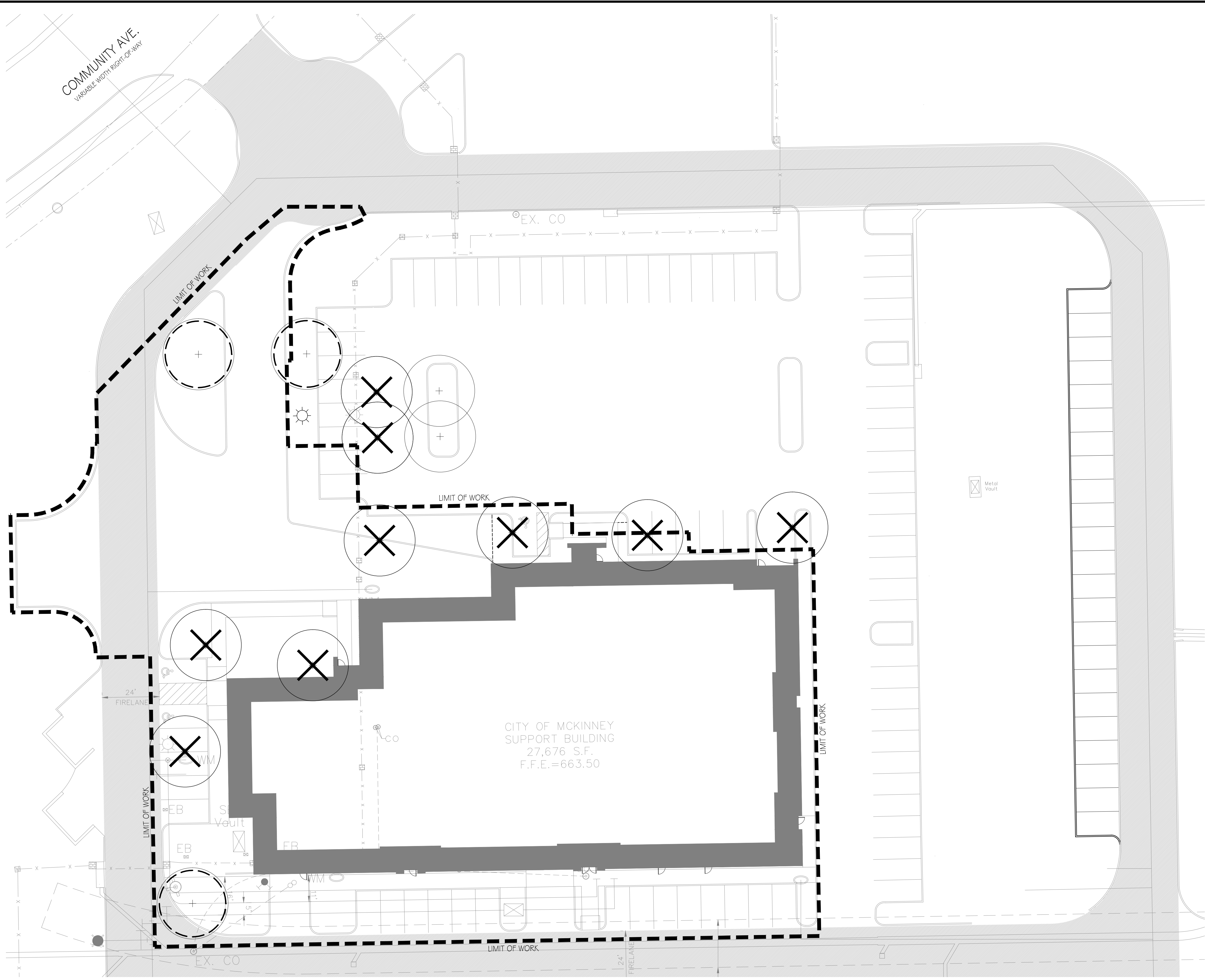
Architect: Brinkley Sargent Wignton Architects (972) 960-9970
Civil/Landscape: Pacheco Koch (972) 235-3031
Structural: L.A. Fuest Partners, Inc. (214) 871-7010
MEP: MD Engineers (469) 467-0200
Technology: M-E-Engineers (303) 421-6655

HISTORY

#	DATE	DESCRIPTION

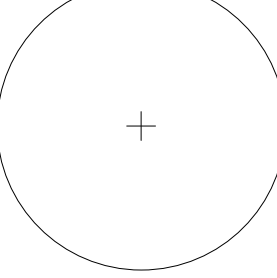
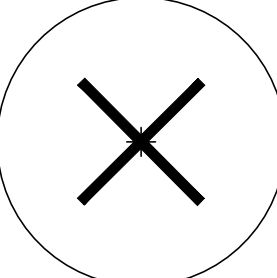
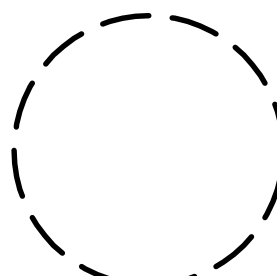
SITE PLAN

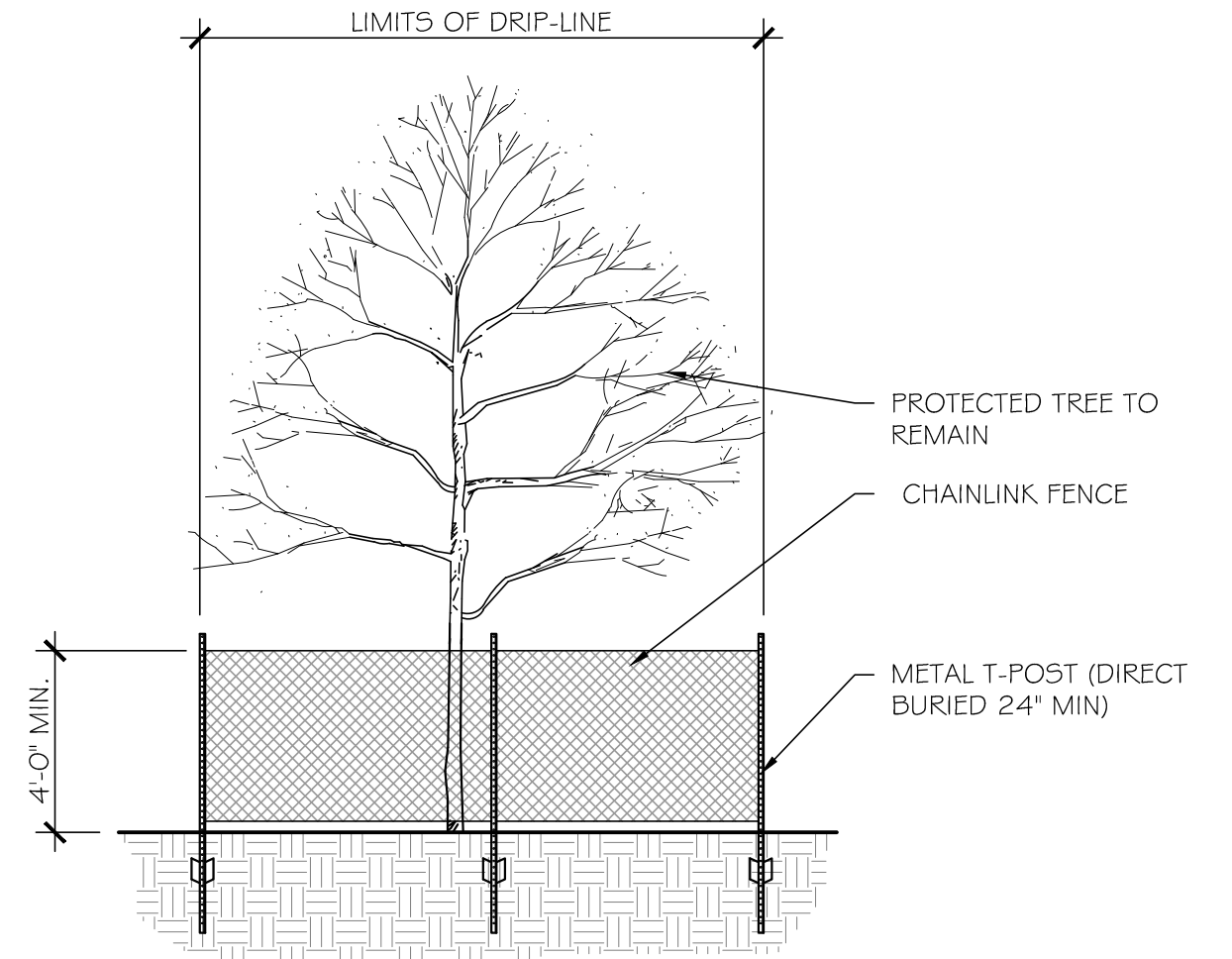
COMMUNITY AVE.
VARIABLE WIDTH RIGHT-OF-WAY



EXISTING TREE SIZE/SPECIES INFORMATION UNKNOWN. TREE MITIGATION SUMMARY TBD UPON FIELD SURVEY BY OTHERS.

TREE MITIGATION LEGEND

-  EXISTING TREE TO BE PROTECTED (REQUIRES PROTECTIVE FENCING, SEE DETAIL BELOW)
-  EXISTING TREE TO BE REMOVED (NOT SURVEYED)
-  TREE PROTECTION FENCING



 TREE PROTECTION FENCING
3/4" = 1'-0"

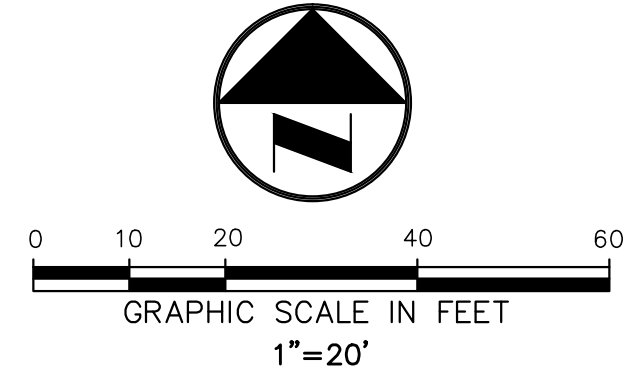
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NO.	DATE	REVISION
Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805		

TREE MITIGATION PLAN
MCKINNEY SUPPORT BUILDING
MCKINNEY PUBLIC SAFETY COMPLEX
Lot 1, Block A, Safety Bldg Add.
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MED	KJH	SEPT 2016	1"=20'			L1.0

INTERIM REVIEW
THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
REGISTERED LANDSCAPE ARCHITECT
MARK EDWIN EDWARDS
TEXAS REGISTRATION NUMBER 2963



McKinney Support Building

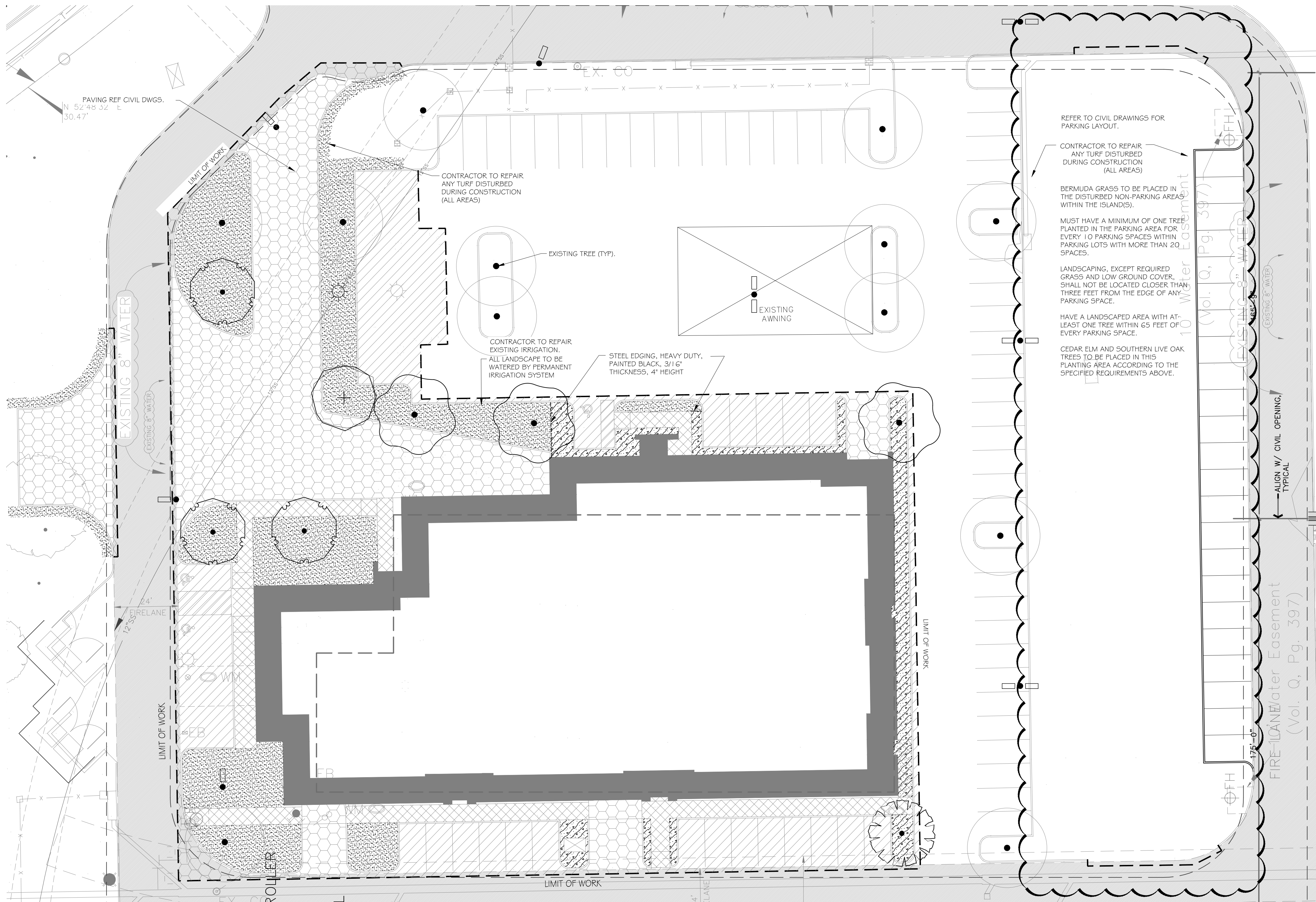
MCKINNEY CITY LANDSCAPE REQUIREMENTS		
SITE REQUIREMENTS	REQUIRED	FULFILLED
Have a landscaped area with at least one tree within 65 feet of every parking space.	Y	Y
Have a minimum of one tree planted in the parking area for every 10 parking spaces within parking lots with more than 20 spaces.	Y	Y
Landscaping, except required grass and low ground cover, shall not be located closer than three feet from the edge of any parking space.	Y	Y

PLANTING GENERAL NOTES

- ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND ENSURE POSITIVE DRAINAGE IN ALL AREAS.
- THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
- IT IS PREFERABLE THAT NO TREE BE STAKED. HOWEVER, CONDITIONS AND PLANT MATERIAL SIZE MAY NECESSITATE STAKING. THE OWNER'S REP SHALL DETERMINE IF SUPPORT IS NEEDED AND SHALL DIRECT THE CONTRACTOR ACCORDINGLY.
- THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
- ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.
- QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.
- THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO-MULCH, HYDRO-SEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

PLANT LEGEND

TREES	COMMON NAME
(Symbol)	NOT SURVEYED EXISTING TREE
(Symbol)	BURR OAK <i>Quercus macrocarpa</i>
(Symbol)	SHUMARD RED OAK <i>Quercus shumardii</i>
(Symbol)	SOUTHERN LIVE OAK <i>Quercus virginiana</i>
(Symbol)	CEDAR ELM <i>Ulmus crassifolia</i>
GROUND COVERS	COMMON NAME
(Symbol)	ASIAN JASMINE <i>Trachelospermum asiaticum</i>
SOD/SEED	COMMON NAME
(Symbol)	BERMUDA GRASS <i>Cynodon dactylon</i>
(Symbol)	STEEL EDGING



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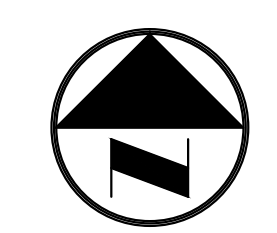
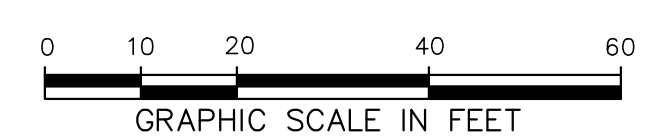
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